178.0	0007	0016.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	760,000 / 760,000
					USE VALUE:	760,000 / 760,000
					ASSESSED:	760,000 / 760,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
33		RHINECLIFF ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MARWAHA SANJAY &
Owner 2:	MORALES EILEEN P ALVAREZ
Owner 3:	
Street 1:	33 RHINECLIFF STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	HUNTER ELIZABETH M -
Owner 2:	MERRILL JASON C -
Street 1:	33 RHINECLIFF STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,400 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1957, having primarily Wood Shingle Exterior and 1832 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6400.000	331,600		428,400	760,000
Total Card	0.147	331,600		428,400	760,000
Total Parcel	0.147	331,600		428,400	760,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 414.85 | /Parcel: 414.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 120997

GIS Ref

GIS Ref

Insp Date 07/27/18

!14027!

PREVIOUS ASSESSMENT

Parcel ID 178.0-0007-0016.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	331,500	0	6,400.	428,400	759,900	759,900	Year End Roll	12/18/2019
2019	101	FV	262,600	0	6,400.	428,400	691,000	691,000	Year End Roll	1/3/2019
2018	101	FV	259,100	0	6,400.	361,100	620,200	620,200	Year End Roll	12/20/2017
2017	101	FV	259,100	0	6,400.	330,500	589,600	589,600	Year End Roll	1/3/2017
2016	101	FV	259,100	0	6,400.	281,500	540,600	540,600	Year End	1/4/2016
2015	101	FV	242,700	0	6,400.	244,800	487,500	487,500	Year End Roll	12/11/2014
2014	101	FV	242,700	0	6,400.	226,400	469,100	469,100	Year End Roll	12/16/2013
2013	101	FV	242,700	0	6,400.	215,400	458,100	458,100		12/13/2012

PRINT

Date	Time
12/11/20	03:54:42

LAST REV

Date	Time
12/12/18	11:34:48
danam	
14027	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HUNTER ELIZABET	59783-215		8/17/2012		469,000	No	No		
CHANG JANSEN &	36267-13		8/29/2002		489,000	No	No		
	18478-134		8/1/1987		217,000	No	No		Y

USER DEFINED

Prior Id # 1:	120997
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/25/2018	1599	Porch	2,500	C				
6/20/2018	855	Re-Roof	8,100	C				
12/29/2017	1697	Inter Fi	89,000	C				
12/11/2006	1068	Redo Bat	14,300	C		G8	GR FY08	

ACTIVITY INFORMATION

Date	Result	By	Name
7/27/2018	MEAS&NOTICE	HS	Hanne S
10/15/2008	Meas/Inspect	355	PATRIOT
1/3/2007	Permit Visit	BR	B Rossignol
11/15/2002	MLS	MM	Mary M
4/20/2000	Inspected	263	PATRIOT
1/4/2000	Mailer Sent		
12/27/1999	Measured	163	PATRIOT
7/21/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6400		Sq. Ft.	Site		0	70.	0.96	7									428,400						428,400	

Total AC/HA: 0.14692 | Total SF/SM: 6400 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 428,400 | Spl Credit | Total: 428,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1957	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	1.00999999
Adj $ / SQ:	143.168
Other Features:	81000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	371747
Depreciation:	40149
Depreciated Total:	331599

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	M
Totals			
1	7	4	

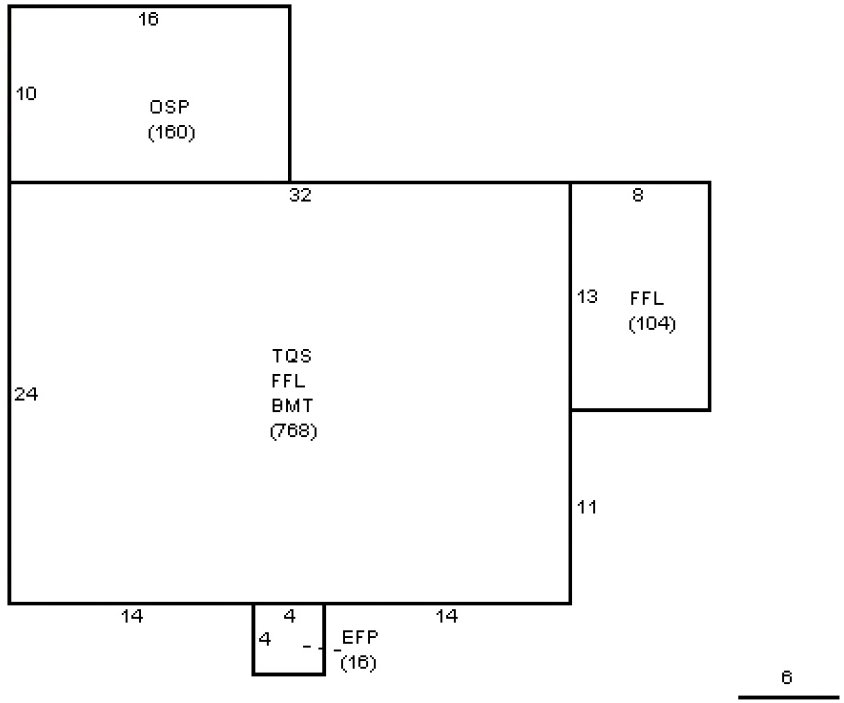
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	157.48
Special Features:	0	Val/Su Net:	138.63
Final Total:	331600	Val/Su SzAd	229.01

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	872	143.170	124,842
BMT	Basement	768	56.910	43,706
TQS	3/4 Story	576	143.170	82,464
OSP	Screen Porch	160	29.790	4,766
EFP	Enclos Porch	16	73.330	1,173

Net Sketched Area:	2,392			Total:	256,951
Size Ad	1448	Gross Are	2584	FinArea	1832

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

178.0-0007-0016.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	